

B**PHILIP
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Beulah Lodge, 39 Northfield End, Henley-on-Thames, Oxon, RG9 2JJ

£1,425,000

- Classic double-fronted town centre house
- Dining room and separate family room
- First floor bathroom
- Off-road car parking space
- 5 bedrooms (Principal bedroom with ensuite)
- Kitchen with door to the garden
- Dry cellar with potential to convert
- Sitting room with a rear aspect
- Downstairs cloakroom
- Mature walled garden

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Situated in a highly sought-after location, on the north side of Henley town centre this handsome Grade II listed 5-bedroom, double fronted character home oozes charm, benefitting from off-road parking and a south-westerly facing walled garden. In need of modernisation, thus enabling a buyer to put their own stamp on this impressive town centre property. No chain.



Council Tax Band: G



ACCOMMODATION

An impressive wrought iron gate is set within the established yew hedge with a brick paved path leads to the wide timber front door.

The spacious entrance hall features a sweeping staircase to the first floor accommodation, A sash window and doors to the reception rooms.

The dining room a fabulous square room with a front aspect with a sash window, a fireplace with bookshelves and cupboards within each recess and a further storage cupboard. A door opens to the inner hallway.

The family room/study has a front aspect with a sash window, a corner fireplace, panelled walls and cupboards.

The sitting room runs across the rear of the property with a rear aspect with French doors opening on to the private rear garden and a corner fireplace. A door opens into the inner hallway.

The cloakroom has a low level w.c, wash hand basin and plumbing for a washing machine.

The kitchen features a range of wall and base units with work surfaces over. An integrated oven and microwave and a gas 4-burner hob. There is space for a fridge freezer and plumbing for a dishwasher. A glazed door opens to the rear garden. A further door opens into the workshop/store with light and power and a door to the parking space.

Just off the entrance hall, there are steps down to the cellar, currently used for storage, but it is thought that this space could be tanked to create a habitable room.

A sweeping staircase from the entrance hall leads to the first floor landing.

The principal bedroom is a large double with a front aspect and a high ceiling, fitted wardrobes and a fireplace. A door opens into the en suite bathroom, which has a white suite comprising a panelled bath, a shower cubicle with a glass screen, a heated towel rail, a vanity wash hand basin and w.c,

Bedroom 2 is a double bedroom with a rear aspect and a wash hand basin.

Bedroom 3 is a double bedroom with a front aspect with a sash window, a corner fireplace and panelled walls.

Bedroom 4 is a large single bedroom with a front aspect.

Bedroom 5 is a single bedroom with a rear aspect and a large walk-in cupboard housing the model gas fired boiler.

The family bathroom has a white suite comprising a freestanding roll-top bath, a wall mounted wash hand basin and a w.c.

Outside

A particular feature of the property is the private south-westerly facing walled rear garden, with mature fruit trees. From the house there is an extensive paved patio terrace. The remainder of the garden is laid to lawn with shrub borders. There is a timber summerhouse.

To the front of the property there is an enclosed garden and a parking space for on car.

LOCATION

Living in Northfield End

Northfield End is located on the north side of the town centre, situated just off the roundabout at the end of Bell Street.

There is a Waitrose approximately 0.2 miles away, The Brakspear flagship pub, The

Bull on Bell Street and the popular Phyllis Court Club are both within walking distance.

Henley has a wide selection of shops, including boutiques, a cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington (via Twyford Elizabeth Line/Crossrail) 55 minutes.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles?

London West End – 36 miles

Leisure

River activities include multiple rowing clubs, canoe and kayak clubs and more recently Stand-up Paddle Board clubs. The world famous Henley Royal Regatta takes place at the beginning of July followed by the Henley Festival of Arts. Marina facilities are available at Harleyford and Wargrave. Local golf clubs include Henley Golf Club and Badgemore Park Golf Club. Henley Rugby Club has mens, womens and junior teams.

Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

Tenure – Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band G

Services - All mains services



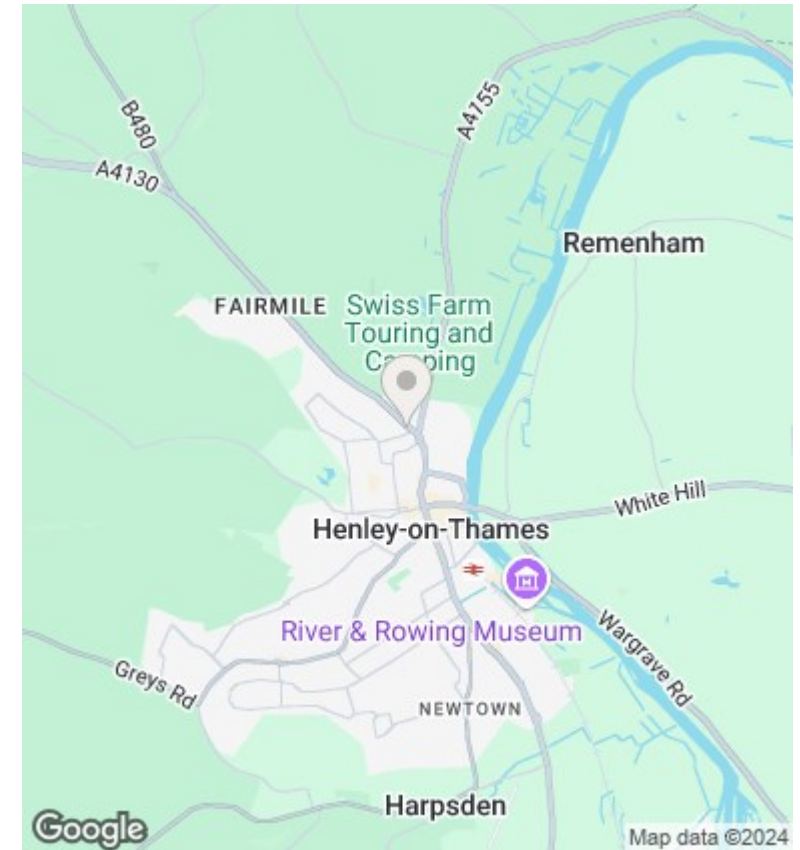


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Approx. Total Area: 231.1 m² ... 2487 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

From our offices in Station Road, turn right at the traffic lights into Reading Road. Continue into Duke Street and across the crossroads in the centre of town into Bell Street. At the pair of mini roundabouts bear left where the property will be found just past Badgemore Lane on the left hand side.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	